



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 11, 2006
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

- A-1. **CONDITIONAL USE PERMIT NO. 05-10 (MAIN STREET LOFTS @ 438 MAIN ST.) - Paul Da Veiga**
- A-2. **CONDITIONAL USE PERMIT NO. 03-35 (SIX-MONTH REVIEW – TARGET DELIVERY AND LOADING OPERATIONS @ 9882 ADAMS AVE.) - Paul Da Veiga**
- A-3. **CONDITIONAL USE PERMIT NO. 05-08 (SIX-MONTH REVIEW - LE PETIT PARIS DANCING @ 10142 ADAMS AVE.) - Ron Santos**

B. STUDY SESSION ITEMS - NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE

D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

F. PLANNING COMMISSION COMMENTS

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of April 25, 2006.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary.* A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission may discuss the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Thursday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department anytime on Friday preceding the Planning Commission meeting.



City of Huntington Beach Planning Department

STUDY SESSION REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Paul Da Veiga, Associate Planner
DATE: April 11, 2006

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 05-13/CONDITIONAL USE PERMIT NO. 05-10/SPECIAL PERMIT NO. 05-02 (CONTINUED FROM JANUARY 24, 2006 - MAIN STREET LOFTS @ 438 MAIN ST.)

STATEMENT OF ISSUE:

Coastal Development Permit No. 05-13, Conditional Use Permit No. 05-10 and Special Permit No. 05-02 represent a request to permit the construction of three residential units (lofts) totaling 3,178 square feet as an addition to an existing two-story, 4,220 square foot retail/office building. The project was originally scheduled for Planning Commission review on January 24, 2006. Prior to the meeting, the applicant submitted a request for a continuance to a date uncertain in order to evaluate a potential re-design of the project and other options for affordable housing.

The applicant has submitted a revised project description that includes a request for three condominium units in lieu of rental units with the overall design of the project remaining the same. The applicant also requests the option of payment of an affordable housing in-lieu fee (currently under review by the City) in order to satisfy the affordability requirement for the project. In response to the revised project description, staff will be recommending a new condition of approval that requires the submittal of a tentative parcel map for a one-lot subdivision for condominium purposes. In addition, staff will be recommending an amendment to condition of approval No. 3. The amendment will permit the applicant an option of payment of an affordable housing fee in-lieu of providing one for-sale affordable housing unit on-site.

ATTACHMENTS:

1. Planning Commission Staff Report – CDP No. 05-13/CUP No. 05-10/SP No. 05-02 dated January 24, 2006

HZ:HF:PD:cs



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Paul Da Veiga, Associate Planner
DATE: April 11, 2006
SUBJECT: SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 03-35 (TARGET LOADING AND DELIVERY OPERATIONS – 9882 ADAMS AVE.)

STATEMENT OF ISSUE:

This item represents a six-month review of Conditional Use Permit (CUP) No. 03-35, which permitted the demolition and rebuild of the new Target store. The Target store is located at the southwest corner of the Adams Avenue/Brookhurst Street intersection. CUP No. 03-35 was approved on appeal by the City Council on July 19, 2004. Subsequent to the CUP approval, the applicant submitted a request for an Entitlement Plan Amendment (EPA No. 05-01) to permit weekend truck deliveries to the site. The Planning Commission approved EPA No. 05-01 on September 27, 2005, and required a six-month review as a condition of approval. Condition of approval No. 5.a of CUP No. 03-35 was amended to allow truck deliveries between the hours of 7:00 a.m. and 7:00 p.m., Monday thru Friday, and 12:00 p.m. to 6:00 p.m., on Saturday.

The purpose of the review is to verify compliance with the conditions of approval and assess any potential impacts to adjacent properties resulting from loading and delivery operations. The review considered code enforcement complaints and included on-site inspections and monitoring by Planning and Code Enforcement staff. A number of complaints have been received from adjacent residents relating to the truck deliveries occurring outside of approved delivery hours, excessive truck idling, and outside storage of delivery merchandise. Planning and Code Enforcement staff has informed store management of these complaints and are closely monitoring the loading and delivery operations to ensure compliance with the conditions of approval.

A noticed public hearing of the six-month review is scheduled for the April 25, 2006, Planning Commission meeting.

ATTACHMENTS:

1. Planning Commission Staff Report – EPA No. 05-01 dated September 27, 2005
2. Planning Commission Minutes dated September 27, 2005
3. City Clerk Notice of Action dated July 29, 2004 – CUP No. 03-35

HZ:HF:PD:cs



City of Huntington Beach Planning Department

STUDY SESSION REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Ron Santos, Associate Planner
DATE: April 11, 2006

SUBJECT: SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 05-08 (LE PETIT PARIS DANCING –10142 ADAMS AVENUE)

STATEMENT OF ISSUE:

This item represents a six-month review of Conditional Use Permit No. 05-08, approved by the Planning Commission on Oct. 11, 2005. Conditional Use Permit No. 05-08 authorized dancing (140 sq. ft. dance floor) and a one-space reduction in required parking at the Le Petit Paris restaurant/nightclub. Le Petit is located in the Stater Brothers shopping center, southeast of the Adams Avenue/Brookhurst Street intersection. The six-month review is required as a condition of approval by the Planning Commission in conjunction with the approval of Conditional Use Permit No. 05-08.

The purpose of the review is to verify compliance with the conditions of approval and assess any potential impacts of the approved use and reduction in parking to adjoining properties. The review considered code enforcement complaints, Police Department calls for service, as well as on-site inspections, and was completed by Planning and Code Enforcement staff, and Police and Fire Department personnel. To date we have received no code enforcement complaints, the Police Department has reported no problems, and the on-site inspections revealed no parking problems or violations of conditions of approval or City ordinances.

A noticed public hearing of the six-month review is scheduled for the April 25, 2006, Planning Commission meeting.

ATTACHMENTS:

1. Planning Commission Staff Report – CUP No. 05-08 dated October 11, 2005
2. Planning Commission Minutes dated October 11, 2005

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